

**MINUTES OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF PADRE DAM  
MUNICIPAL WATER DISTRICT HELD ON  
TUESDAY, NOVEMBER 22, 2005**

The regular meeting of the Board of Directors of Padre Dam Municipal Water District was held on Tuesday, November 22, 2005, at the appointed meeting place, the Board Room at the District Administration Building, located at 10887 Woodside Avenue, Santee, California.

Board President Anderson called the meeting to order at 3:30 p.m. A quorum was declared, and the following directors were present: Anderson, Boswell, Dixon, and Scalzitti

Directors absent: Menshek

Staff members present: Augie Caires, General Manager; Neal Brown, Director of Engineering & Planning; Harold Bailey, Director of Operations & Water Quality; Doug Wilson, Director of Finance; Debi Baczynski, Director of Human Resources; Amy Pederson, Board Secretary; Michael Cowett, District Counsel; Mike Uhrhammer, Communications Manager; Allen Carlisle, Park & Recreation Manager; Al Lau, Engineering Manager; Frank Kowalski, Assistant Director of Operations; Diana Levin, Safety & Risk Manager.

Visitors present: John Coats, City of Santee; Andy Cascade, PBS&J

**OPPORTUNITY FOR PUBLIC COMMENT**

There were no public comments on items not listed on the agenda at this time.

**APPROVAL OF MINUTES**

On motion of Director Scalzitti, seconded by Director Dixon, with Director Boswell abstaining and Director Menshek absent, the minutes of the Regular Board Meeting of November 8, 2005 were approved as submitted.

**ITEMS TO BE ADDED, WITHDRAWN, OR REORDERED ON THE AGENDA**

The Board pulled item 3 from the consent agenda for discussion.

**CONSENT ITEMS**

On motion of Director Dixon, seconded by Director Scalzitti, and unanimously carried with Director Menshek absent, the Board approved consent items 1 and 2 as submitted, with item 3 pulled for discussion.

**1. RESCHEDULING THE DECEMBER 13, 2005 REGULAR BOARD MEETING AND CANCELLING THE JANUARY 10, 2006 REGULAR BOARD MEETING**

The Board rescheduled the December 13 Board meeting and cancelled the January 10, 2006 Board meeting, due to constructions delays and the move into the new Customer Service Center.

**2. TRANSFER OF FUNDS BETWEEN SEWER RATE STABILIZATION AND SEWER CAPITAL REPLACEMENT FUNDS**

The Board approved the transfer of \$800,000 of Sewer Rate Stabilization funds to Sewer Capital Replacement funds.

**3. SANTEE LAKES FORMER PARK OFFICE LEASE AGREEMENT WITH THE CITY OF SANTEE; ARCHITECTURAL SERVICES AGREEMENT WITH SILLMAN WRIGHT ARCHITECTS; AND CONSTRUCTION CONTRACTS FOR REMODELING**

On motion of Director Boswell, seconded by Director Anderson, and unanimously carried with Director Menshek absent, the Board approved the lease agreement between Padre Dam Municipal Water District and the City of Santee, subject to minor modifications by Best, Best & Krieger, for the use of the former Santee Lakes Park Office Building as the site for their Teen Center Program; approved the Agreement of Services of Limited Scope for the former park office remodel plans and specifications from Sillman Wright Architects at a cost not to exceed \$6,400 plus 15% contingency; authorized the General Manager to award construction contracts for the remodeling of the former park office building at a total cost not to exceed \$45,000 plus 10% contingency. The entire amount for these services will be reimbursed to the District by the City of Santee as stipulated in the Lease Agreement.

**ACTION ITEMS**

**4. AUDITED FINANCIAL STATEMENTS FOR FYE JUNE 30, 2005**

On motion of Director Anderson, seconded by Director Dixon, and unanimously carried with Director Menshek absent, the Board accepted the Audited Financial Statements for FYE June 30, 2005.

**5. PUBLIC HEARING: 2005 URBAN WATER MANAGEMENT PLAN**

PBS&J Consultant Andy Cascade gave a brief overview of the requirements and purpose of the Urban Water Management Plan Act, and reviewed the changes incorporated in the 2005 Plan.

At 3:47 p.m., Board President Anderson opened the Public Hearing to receive public comments. There being no members of the public present, he closed the hearing.

On motion of Director Boswell, seconded by Director Dixon, and unanimously carried with Director Menshek absent, the Board approved the 2005 Urban Water Management Plan.

**!      REPORTS**

The following items are informational reports to the Board and the public. The Board may engage in discussion on any report upon which specific subject matter is identified in the Agenda but may not take any action other than to place the matter on a future agenda.

**6.      BOARD REPORTS**

**A.    President's Report**

No report.

**B.    Upper San Diego River Improvement Committee**

Director Boswell reported on a meeting of the Upper San Diego River Improvement Project Committee.

**C.    Detachment of Lakeside and Riverview Water Districts from Padre Dam**

Staff reported that approximately 230 of the 290 maps have been submitted and anticipate completion by the end of the month.

**D.    LAFCO Special Districts Advisory Committee**

Director Scalzitti reported that the Special District Advisory Committee is still working on updating the Profiles of Special Districts. He suggested that each District include significant capital improvements that may impact the profile of the District.

**!      DIRECTORS' COMMENTS**

Directors' comments are to be related to District business which may be of interest to the Board. They are placed on the agenda to enable individual Board members to convey information to the Board and the Public. There is to be no discussion or action taken on comments made by Board members.

Director Anderson thanked staff and the Park Committee for their work in getting the Santee Teen Center moved to the Lakes.

**!      DISTRICT COUNSEL'S REPORT**

Mr. Cowett reported that Lyon's tentative map was approved by the City last week.

**7.      GENERAL MANAGER'S REPORT**

Mr. Caires announced that staff has tentatively scheduled two open houses for February 1, 2006 for both the water industry and the community.

**8. INFORMATIONAL REPORTS**

The following reports were noted and filed.

- A. Monthly Finance and Treasurer's Report for October 2005
- B. Notice of Completions: Santee Lakes Campground Expansion and El Nopal Estates II, Unit 1

!

**CLOSED SESSION**

At any time during the regular session, the Board may adjourn to closed session to consider litigation, or discuss with legal counsel matters within the attorney-client privilege, subject to the appropriate disclosures. Discussion of litigation is within the attorney-client privilege and may be held in closed session. (Gov. Code 59956.9)

**9. CLOSED SESSION**

At 3:55 p.m. in compliance with Government Code Section 54956.8, the Board recessed to convene in Closed Session to discuss the following.

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** (Gov. Code 54956.8)

- a) Property: Sierra Alta Way, El Cajon, CA 92071
- b) Negotiating Parties: Augie Caires and C. Michael Cowett, Padre Dam
- c) Meet to instruct negotiator with respect to the price and terms of payment for the above described property

**B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** (Gov. Code 54956.8)

- a) Property: 10887 Woodside Avenue, Santee, CA 92071
- b) Negotiating Parties: Augie Caires and C. Michael Cowett, Padre Dam

Item B was not discussed in closed session.

All persons left the room with the exception of the Board of Directors, Management, Board Secretary, and District Counsel.

No reportable action was taken in closed session. There were no minutes taken, and the session was not tape recorded.

At 4:07 p.m. Board President Anderson declared the meeting to be in open session.

**10. ADJOURNMENT**

At 4:07 p.m., there being no further business brought before the Board, Board President Anderson declared the meeting adjourned until November 23, 2005 at 3:30 p.m.

---

President

ATTEST:

---

Secretary